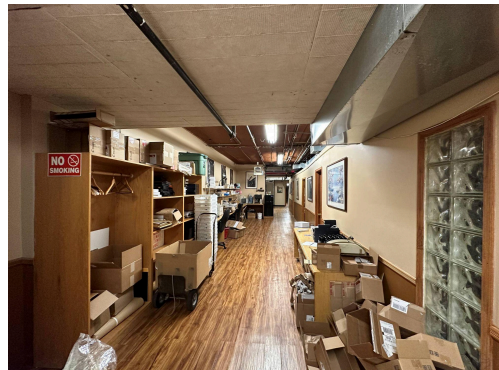


10 WARREN STREET Tribeca Commercial Condo for Sale

MANHATTAN, NYC Steps to City Hall Park 6,147+/- Sq. Ft.

Pvt. Elev. High Ceilings Ground Floor + 2 Lower Levels. Commercial a/o Residential Use



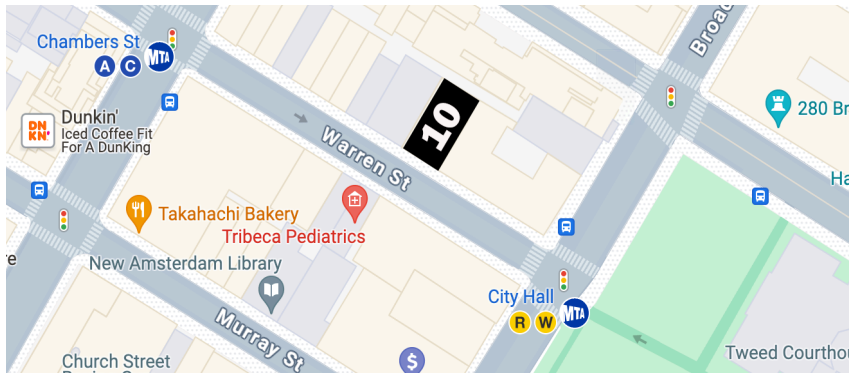
Ground Floor: 1,897 SF+/- . Ceiling: 14'8"
Ceiling may be raised approx. 16" further
Private elevator & dumbwaiter all levels.

Cellar: 2,080 SF+/- . Ceiling: 9'9"
Five offices, conference room, two
renovated lavatories.

Sub-Cellar: 2,170 SF+/- . Ceiling*: 8'1"
Finished space. Rear yard access.
*(7'0" under joist enclosures)

- Potential Residence, Commercial or Combined Uses:
- Retail, Office, Medical, Dental, School, Gym, Dance
 - Veterinary, Pet Store, Breeder, Funeral Home
 - Home combined with Office / Professional Space
 - Triplex Townhome + Pvt. Garage in Luxury Condo

- Near:
- Whole Foods, Financial District
 - 1, 2, 3, A, C, R, W, J & Z trains, Brooklyn Bridge
 - Stuyvesant High School, City Hall Park
 - Battery Park & Hudson River Park



Contact Exclusive Agent:
Norman A. Ellis
 Broker of Record
Ellis Group, Ltd.
 (917) 886-3408
EllisGroup.UW@GMail.com
 NYS RE License #31EL0767418
 45 Satellite Lane, Levittown, NY 11756

10 Warren Street, Commercial Unit, New York, NY 10007

Price

\$1,995,000

Location

Just West of Broadway and City Hall Park, North Side of Warren Street

Cross Streets

East of Church St., West of Broadway

NYC Tax ID

Borough: Manhattan; Block: 135; Lot: 1301 Commercial Unit

Tenant

Can be delivered vacant

Current month-to-month tenant: The Fountain Pen Hospital

FY 2023-2024 Carrying Costs

	Annual	Monthly
Real Estate Taxes	\$63,583.80	\$5,298.65
Common Charges	\$32,506.32	\$2,708.86
(Pro Rata, 13% of Building Common Area)		

Total	\$96,090.12	\$8,007.51

Size in Square Feet per Offering Plan

Ground Floor	1,897.45
Basement	2,080.86
Sub-Basement	2,170.48

Total Unit Size	6,148.79

Zoning Districts applicable to 8-10 Warren St

Special Tribeca Mixed Use District, (Area A-3) f/k/a: Special Manhattan Mixed Use District C6-3A District includes the Western 80% of the building, and all of 10 Warren St. C5-5 includes the Eastern 20% of building

All information presented by Ellis Group, Ltd. has been obtained from sources believed to be correct and reasonably accurate; however, none of the information presented herein is guaranteed or to be relied upon. All facts, measurements and other information must be independently researched and verified by the purchaser or tenant through their own professional advisors.